

## Loughton

### 5 Clifton Road, Essex IG10 1EA

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Clifton Road. Local shops and amenities can be found on Forest Road adjacent to Clifton Road with more extensive shopping located approximately 0.1 miles south on High Road (A121). The property is well served by local bus routes. Underground services run from Loughton Station (Central Line) providing direct links into Central London.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. There is a rear garden.

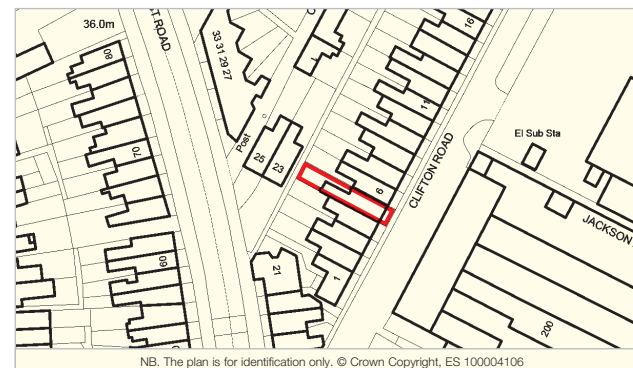
## A Freehold Mid Terrace House with Rear Garden

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen, Bathroom with WC, Garden to Rear  
**First Floor** – Two Bedrooms

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 9.30 - 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Messrs Penningtons Manches (Ref: DR).  
Tel: 0207 457 3000.  
Email: denielle.rickman@penningtons.co.uk

## Vacant Possession



**VACANT – Freehold House**

## London E8

### 'Hanover Court', 3-11 Stean Street, Haggerston E8 4ED

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Stean Street to the north of its junction with Dunston Street. Local shops and amenities are available on Kingsland Road with the further more extensive shopping facilities of Central London also being accessible to the south-west. Several bus routes run close by and Haggerston Overground Station provides regular services to the West End and the City of London. Road communications are afforded by the A10, providing links to the A501 and the (A406) North Circular Road.

**Description**  
The property comprises a ground rent investment secured upon a purpose built block arranged over ground and four upper floors beneath a flat roof. The property is internally arranged to provide fifteen self-contained flats and a commercial unit on the ground floor.

## A Freehold Ground Rent Investment secured upon a Purpose Built Block arranged to provide Fifteen Self-Contained Flats, a Commercial Unit and Roof Top Solar Panel

**Tenancies**  
Each Flat is subject to a lease for a term of 125 years from 15th May 2012 (thus having approximately 123 years unexpired) each at a current ground rent of £300 per annum.

The Commercial Unit is subject to a lease at a ground rent of £600 per annum.

The Solar panel is subject to an agreement for a fee of £2,000 per annum.

NB. The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Seller's Solicitor**  
Messrs Edwards Hands and Lewis (Ref: EP).  
Tel: 0203 002 5889.  
Email: emma.p@ehlsolicitors.co.uk

**Total Current  
Rent Reserved  
£7,100 per  
annum**

**INVESTMENT –  
Freehold Ground Rent**

